

RECORD OF SURVEY
AND
MINOR SUBDIVISION
DEVELOPED BY

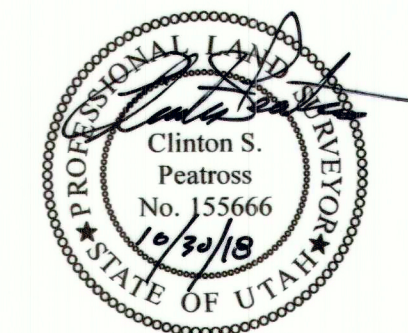


MOUNTAINS WEST

LAND • INVESTMENT • RANCHES

SUBDIVIDING THE REMAINING PARCEL
IN
LAKESIDE ACRES, PHASE III
TO BE KNOWN AS
LAKESIDE ACRES, PHASE IV

LOCATED IN THE SE1/4 OF SECTION 11
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH



SOIL TEST HOLE LOCATIONS
LOT 1 40°13.718'N 110°24.864'W
LOT 2 40°13.739'N 110°24.869'W
LOT 3 40°13.783'N 110°24.900'W
LOT 4 40°13.787'N 110°24.884'W
LOT 5 40°13.722'N 110°24.844'W
LOT 6 40°13.717'N 110°24.837'W

• = SET 5/8"X24" REBAR WITH PLASTIC
CAP STAMPED PEATROSS #155666
⊕ = SOIL TEST PIT LOCATION

OWNER'S CERTIFICATE

Know all men by these presents: that I, TREN J. GRANT, the owner of the above described tract of land, has caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREN J. GRANT, President of Mountains
West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

State of Utah }
County of Duchesne } s.s.

On this _____ day of _____, 20____, personally appeared before me,
TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it
freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the Duchesne
County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah }
County of Duchesne } s.s. Entry Number _____ at Page(s) _____
Filed for recording at the request of _____ on this _____
day of _____, 20____. Time _____ Fee: _____

Shelley Brennan Duchesne County Recorder

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren, Treaven, and Travis Grant, with Mountains West Ranches, a J.T. Grant Co., Inc., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and in accordance with Section 17-23-17 of the UCA, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as prescribed on the plat, for the purpose of a creating a Record of Survey and Minor Subdivision Plat.

PROPERTY DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN SECTION 11 Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter; thence South 89°25'22" West 919.80 feet along the South section line to the Southeast Corner of Lot 5, Lakeside Acres, Phase III Subdivision; thence North 16°38'40" West 1380.37 feet to a point on the North line of said SW1/4 of said SE1/4, said point being the Northeast Corner of Lot 8 of said Subdivision; thence North 89°27'07" East 1315.20 feet to the Northeast Corner of said SW1/4 of said SE1/4; thence South 0°00'01" East 1325.85 feet to the point of beginning, containing 34.019 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then subdivide into lots and prepare a Record of Survey and Minor Subdivision Plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #401.
SURVEY FINDINGS: As shown on plat.

NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, all easements and rights of way (except as shown), codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

NOTES

Lots depicted on this plat are located in a Wildland-Urban Interface area and are subject to a Fire Protection Plan. Contact the Duchesne County Fire & Emergency Management Office at 435-738-1226 for information prior to a purchase of a lot or construction of a building in this subdivision.

This property is within the Unita Basin, a highly active and developed oil and gas field. Lot owners should expect oil and gas related operations to occur at any time of day or night including, but not limited to, heavy truck traffic, workover/drilling activities, etc., including new wells on these or adjacent lands. There is no County maintenance or dust control requirements on any roads in this subdivision. Existing roads within and accessing this subdivision may be private oilfield roads maintained at the operator's discretion, may not be open for public or lot owner travel, and may be reclaimed at any time in the future. At a minimum, roads marked "No Subdivision or Public Access" and "Oil Well" lots on this plat are private and are not for subdivision or public use.

All Parcels must drill water wells within the circular region depicted on their parcel to maintain the protection zones around the water wells within the subdivision. Any deviation from this standard must be coordinated with Tri-County Health Department to show adequate protection and feasibility.

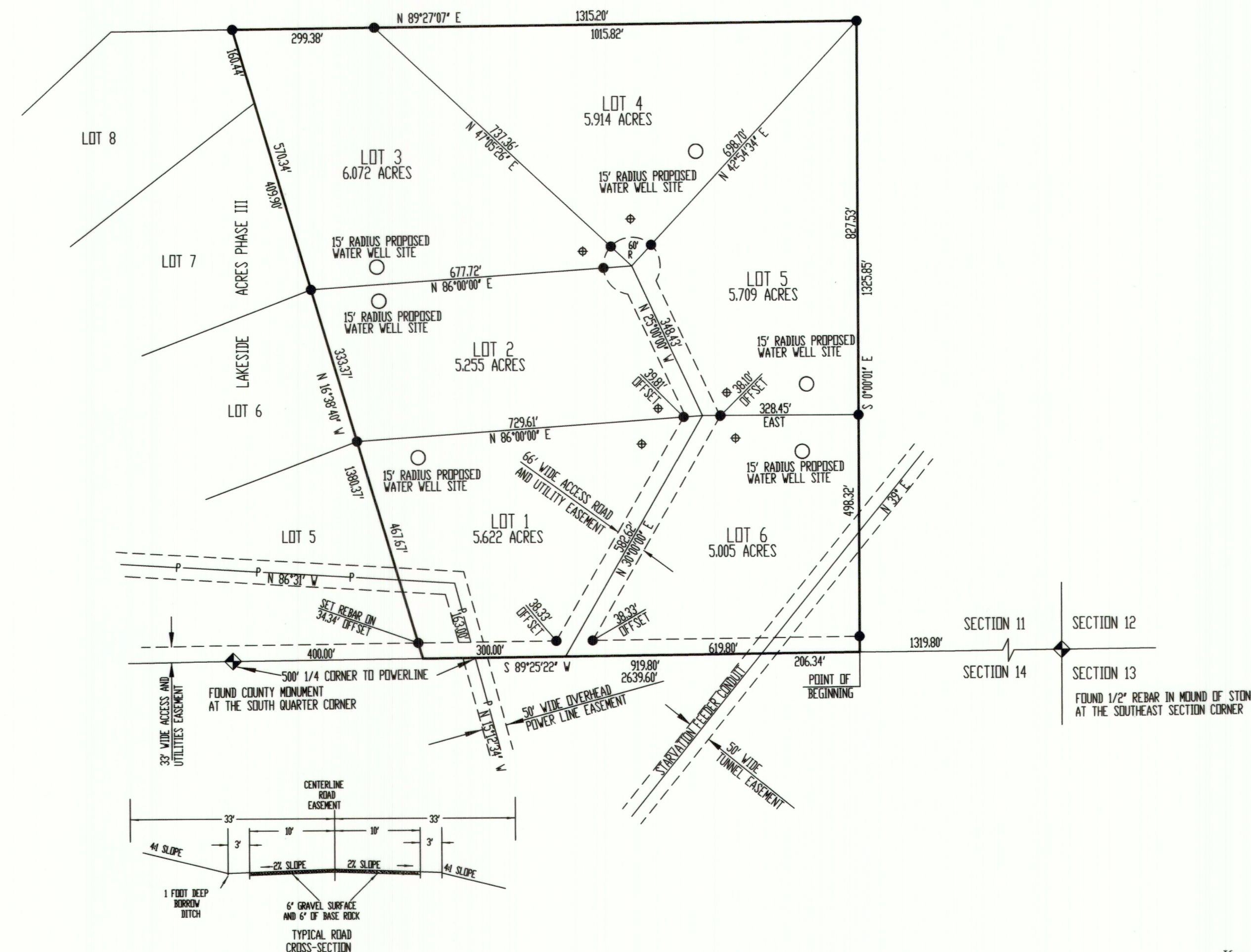
All water wells must be grouted to a minimum of 100' in depth. Any deviation from this standard must be coordinated with Tri-County Health Department to show feasibility and protection zone compliance.

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR
829 EAST 380 NORTH
HEBER CITY UTAH, 84032

cell: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 1/10/2018
SHEET : 1 OF 1	JOB NAME: J.T. GRANT JOB# 1228

County Surveyor's File # 3909



SECTION 11
TOWNSHIP 3 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
SCALE 1" = 1000'

